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**ASBESTOS HAZARD EMERGENCY RESPONSE ACT (AHERA)
THREE-YEAR REINSPECTION REPORT - SPRING 2025**

Conducted at:

MCKINLEY MIDDLE SCHOOL
325 SOUTH OAK KNOLL AVENUE
PASADENA, CALIFORNIA 91101

Prepared for:

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351 SOUTH HUDSON AVENUE
PASADENA, CALIFORNIA 91109

September 2025

Report generated/reviewed by:

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President

Environmental Assistance Group

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I. EXECUTIVE SUMMARY

I. EXECUTIVE SUMMARY

On September 1, 2025, Environmental Assistance Group (EAG) Building Inspector, Perry Robey, supervised by Eldwin Kennedy Certified Asbestos Consultant (CAC), performed a three-year reinspection for asbestos-containing building materials (ACBMs) at McKinley Middle School, 325 S. Oak Knoll Avenue Pasadena, California. The purpose of the reinspection was to comply with the U.S. Environmental Protection Agency (EPA) 40 CFR 763 Asbestos Hazard Emergency Response Act (AHERA) Three-Year Reinspection and Six Month Surveillance requirements.

Prior to the reinspection, previous inspection reports were reviewed in order to determine which building materials had been previously tested and found to contain asbestos, which materials were determined not to be asbestos-containing, and whether any materials had not been tested for asbestos.

After the review of the previous building inspections, a complete visual walk-through inspection of the site was performed. The inspection revealed that conditions at McKinley Middle School have changed since the last inspection in June 2022.

Some ACBMs that remain at McKinley Middle School listed as “suspect” or “assumed” may require sampling prior to disturbance to confirm asbestos content and potentially rule out the need for abatement. The enclosed table of materials contains specific information regarding buildings, materials, locations, quantities, condition and recommended response actions.

- Non-friable Miscellaneous material 9”x9” Vinyl Floor Tile and associated mastic is found in various rooms in Buildings A, C, and Music Building
- Non-friable Miscellaneous material 12”x12” Vinyl Floor Tile and associated mastic is found in various rooms in Building A and C
- Friable Thermal System Insulation asbestos containing Pipe Insulation is found in the Crawl Spaces, rooms, attic and suspect in the walls in Buildings A, B, C, Tunnels N-S and the Music Building
- Friable Thermal System Insulation asbestos containing Duct Insulation is found in Building A
- Friable Thermal System Insulation asbestos containing Boiler Insulation is found in Building A
- Friable Surfacing Trowelled Plaster is found in Building A
- Non-Friable Miscellaneous Transite (Asbestos Cement) Pipe is found in Building C
- Friable Miscellaneous Window Glazing Compound is found in the Music Building
- Non-Friable Miscellaneous Transite (Asbestos Cement) Board are found in Building A
- Friable Miscellaneous Flexible Duct Joint Cloth is found in Buildings A and C
- Friable backed Miscellaneous Vinyl Sheet Flooring is located in Building A
- Friable Woven Cloth Fire Theater Curtain in Building A

Except as noted in the enclosed Table, remaining asbestos-containing materials located throughout the school were intact and in good condition at the time of the reinspection. To ensure the integrity and continued good condition, it is recommended that the materials be placed on the school's Operations and Maintenance (O&M) Program. Surveillance at six-month intervals is also recommended for all materials. Material descriptions and locations can be found in Section II (Survey Results Report), along with additional information for each material.

If you have any questions, or if EAG can be of further assistance, please contact our office at 949-237-1036.

II. SURVEY RESULTS REPORT

SURVEY RESULTS REPORT GENERAL INFORMATION

Information in **RED** = Notes/Changes from the previous asbestos reinspection report

ACM = Asbestos Containing Materials

ACBM = Asbestos Containing Building Materials

Assumed = The material looks like it is ACM but sample analyses determining asbestos content was not available.

NC = No Change since the last inspection

ND = No asbestos Detected

Suspect = ACM (like pipe insulation) could not be visually confirmed present. For example, the inspector believes it is likely to be inside of walls or ceiling spaces.

Type

Misc = Miscellaneous building materials manufactured elsewhere and installed in or on the building

Surfacing = Material sprayed or troweled onto interior or exterior building surfaces

TSI = Thermal System Insulation applied on pipes and ducts heating and/or cooling buildings

Friable

Yes/No= Building materials that can be crumbled to powder by hand pressure when dry

Assessment

- (1) Damaged or significantly damaged thermal system insulation ACM.
- (2) Damaged friable surfacing ACM.
- (3) Significantly damaged friable surfacing ACM.
- (4) Damaged or significantly damaged friable miscellaneous ACM.
- (5) ACBM with potential for damage.
- (6) ACBM with potential for significant damage.
- (7) Any remaining friable ACBM or friable suspected ACBM.

Response Action = Recommendations for all ACM that was found during this inspection. The Response Actions indicate one of the following options.

Response Action/ Priority Levels	Response
1	Removal
2	Repair
3	Enclosure
4	Encapsulation
5	Operations and Maintenance (O&M) Program
6	Periodic Surveillance
7	Removed –No Action Necessary

MCKINLEY SCHOOL
325 S. Oak Knoll Avenue Pasadena, CA 91101
AHERA 3-Year Reinspection – September 1, 2025

Building	Location	Material	Approx. Quantity	Type	Friable	Assessment	Response Action	Notes
A	Crawlspaces	Pipe insulation	500 LF	TSI	Yes	1	5/6	Restrict access - damage. Entry S.E. Storage Rm. & W. Storage Rm. NC Not found
A	A to C Tunnel	Pipe insulation	542 LF	TSI	Yes	7	5/6	Entry Bldg. B driveway manhole. Construction has restricted access. NC Not accessed
A	Boiler East Crawlspace	Pipe insulation	85 LF	TSI	Yes	7	5/6	TSI not found in S. Basement Rm. NC
A	Boiler East tunnel	Pipe insulation	40 LF	TSI	Yes	1	5/6	Restrict access – damage & debris. NC
A	Boiler Room	Boiler, tank insulation & breech	280 SF	TSI		1	2	Restrict access – needs more repair NC
A	Boiler West Tunnel	Pipe insulation	360 LF	TSI	Yes	1	5/6	Restrict access – damage & debris. Cut off NC
A	S.W. Crawlspace	Pipe insulation	60 LF	TSI	Yes	7	5/6	NC
A	W. Storage	Pipe fitting insulation	4 EA	TSI	Yes	7	5/6	Not found in basement NC
A	W. Storage Room	Pipe insulation	80 LF	TSI	Yes	1	1	Restrict access – damage & debris, exposed ends NC Not found
A 1 st floor	100 Area Fan Room	Duct insulation	35 SF	TSI	Yes	7	5/6	Located through dressing room storage Not observed
A 1 st floor	100 Area Fan Room (W. of Stage)	Flexible duct joint cloth	4 EA	Misc	Yes	7	5/6	Located at mechanical equipment Not observed
A 1 st floor	100 Area Fan Room (W. of Stage)	Pipe insulation	55 LF	TSI	Yes	7	5/6	Not observed
A 1 st floor	105 North Wing	Pipe insulation	18 LF	TSI		1	2	Riser. Damage at exposed insulation ends NC

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A 1 st floor	106 Restroom	Pipe insulation	14 LF	TSI	Yes	1	5/6	Damage NC
A 1 st floor	107	9x9 brown multi tile/mastic	936 SF	Misc	No	5	5/6	No tile visible – possibly under new blue carpet NC
A 1 st floor	107 South Wing	Pipe insulation	72 LF	TSI	Yes	1	5/6	NC Minor damage
A 1 st floor	109 Area Girls Restroom	Pipe insulation	16 LF	TSI	Yes	7	5/6	Along west wall NC
A 1 st floor	109 Pipe Chase	Pipe insulation	36 LF	TSI	Yes	1	2	Damage & debris. Entry N. of girls RR & Principal's office NC
A 1 st floor	101 Nurse	Brown linoleum/sheet vinyl	675 SF	Misc	Yes	7	5/6	Verify NC Could sample
A 1 st floor	Boys/Girls Dressing Rooms	Newer 12x12 black/white tile/mastic	768 SF	Misc	No	4	2	Old mastic visible NC
A 1 st floor	Business Admin. Office Hall	12x12 oatmeal tile/mastic	516 SF	Misc	No	7	5/6	Newer – carpeted now NC
A 1 st floor	Old Cafeteria	Pipe insulation and metal clad risers	2 LF 2 EA/14 LF	TSI	Yes	1	1	Lower wall near faculty dining entry Damaged – remove Also W. wall NC
A 1 st floor	Kitchen Ceilings	Troweled plaster Sand finish	1,800 SF	Surface	Yes	2	5/6	Minor delamination NC Could sample
A 1 st floor	Hallways	Transite (asbestos cement) board	260 SF	Misc	No	5	5/6	Above doors NC
A 1 st floor	Kitchen	Transite (asbestos cement) board	15 Sf	Misc	No	5	5/6	S.W. wall, serving line NC
A 1 st floor	Parent Room	Floor tile & mastic	600 SF	Misc	No	5	5/6	May be under carpet. NC
A 1 st floor	Stage	Woven cloth fire theatre curtain	2,000 SF	Misc	Yes	7	5/6	NC
A 2 nd floor	211	Pipe insulation	5 LF	TSI	Yes	1	1/2	At entry door closet. Damage & debris Repair/Remove NC

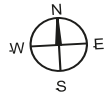
MCKINLEY SCHOOL
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Building	Location	Material	Approx. Quantity	Type	Friable	Assessment	Response Action	Notes
A 2 nd floor	Hallway	Transite (cement) board	478 SF	Misc	No	5	5/6	At transoms above doors NC
B	B1 – B5 Crawlspace	Pipe insulation	489 LF	TSI	Yes	7	5/6	Sealed. Under flooring at S. side of rooms. NC Not accessed
B	B5 Office/Storage	Pipe insulation	20 LF	TSI	Yes	1	1/2	Restrict access – damaged in closet. Debris - repair NC
B	B1 - B5 above 2x4 tile in B1, 2 & 5	4" Pipe insulation	246 LF	TSI	Yes	1	5/6	Damage in B3 Pipe above 2x4 tile in B1,2 & 5 NC
C	Crawlspace	Pipe insulation	720 LF	TSI	Yes	7	5/6	Access not possible. Damage & debris NC Not accessed
C 1 st floor	125 Area Pipe Chase	Pipe insulation	12 LF	TSI	Yes	1	5/6	Restrict access – debris NC
C 1 st floor	125 Kitchenette	9x9 brown floor tile (only)	65 SF	Misc	No	5	5/6	Mastic negative. Under carpet NC
C 1 st floor	126	Transite (a/c) pipe	1 Ea	Misc	No	5	5/6	On east wall NC
C 1 st floor	126 Area Boys Restroom HW Heater Rm.	Pipe insulation	27 LF	TSI	Yes	7	5/6	In pipe chase behind urinals S/W access door & W. door W. doors stuck No key access
C 1 st floor	126/128 Kitchenette	Pipe insulation	18 LF	TSI	Yes	7	5/6	NC
C 1 st floor	126/128 Kitchenette	Flexible duct joint cloth	1 EA	Misc	Yes	7	5/6	NC
C 2 nd floor	228 1/2 Attic	Pipe insulation	112 LF	TSI	Yes	7	5/6	Minor debris. Access 228 office & 234 closet NC Not accessed
C 2 nd floor	228 1/2 Staff Restroom	12x12 green tile/mastic	30 SF	Misc	No	7	5/6	Assume old ACM underneath damage green tile visible
C 2 nd floor	234 Area Custodian	Pipe insulation	12 LF	TSI	Yes	1	2	Damage – cuts in insulation NC
Music S.W. corner of campus	101	9x9 brown tile/mastic	1,570 Sf	Misc	No	5	5/6	Not located

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Music	Crawlspace	Pipe insulation	46 LF	TSI	Yes	7	5/6	No entry possible. Restrict entry until inspected. Not located
Music	Mechanical Room	Gasket	1 EA	Misc	Yes	7	5/6	NC Not observed
Music	Mechanical Room	Pipe insulation	12 LF	TSI	Yes	7	1	S.W. outside corner Not located
Music	Office	Pipe insulation	9 LF	TSI	Yes	1	1	Damage – debris at bottom of riser at desk Not located
Music	Office Attic	Pipe insulation	25 LF	TSI	Yes	1	5/6	Restrict access. Debris NC Not observed
Music	Windows South & West sides	Window glazing compound	100 LF	Misc	Yes	7	5/6	NC
N. to S. Tunnel #1	Tunnel Extension	Pipe insulation	70 LF	TSI	Yes	7	5/6	Access in boiler room, W. tunnel. Crawl west to vault. Tunnel access sealed NC Not accessed
N. to S. Tunnel #2	Tunnel Extension #2	Pipe insulation	542 LF	TSI	Yes	7	5/6	No access possible. Manholes to tunnel covered with asphalt. NC

III. DIAGRAM



MUSIC
BLDG.



1

2

BLDG. 'B'

DR. RM.

BLDG.
'A'

BASKET
BALL

5

'83 TRANS

PERGOLA

B+
CY-
CLES

BICYCLES

BLDG. 'C'

AVENUE

BLDG. 'D'

PLEACHERS

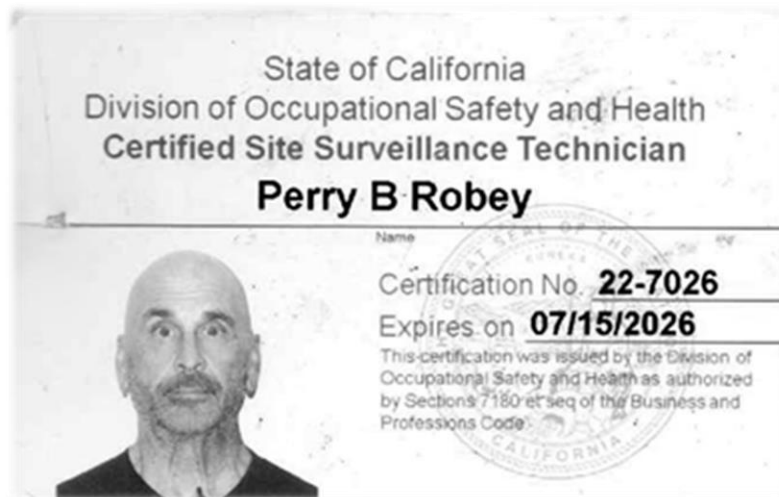
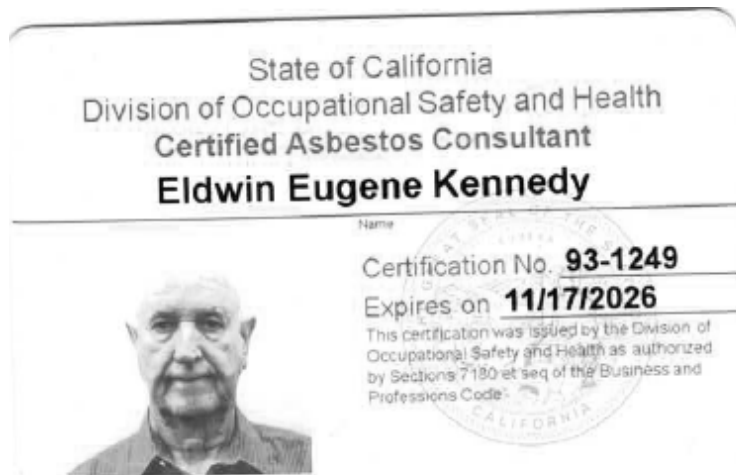
CAMPUS SITE

Mckinley Middle School
325 S. Oak Knoll Avenue
Pasadena, CA 91101



IV. INSPECTOR'S CERTIFICATIONS

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V. DISCLAIMER/REPORT LIMITATIONS

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All reports and recommendations are based on conditions and practices observed and information made available to Environmental Assistance Group (EAG) by the client and the designated sites/facilities on the days the inspection was completed. This report does not purport to set forth all hazards, or to indicate that other hazards do not exist. No responsibility is assumed by EAG for the control or correction of conditions or practices existing at the facilities, or at any other premises surveyed by EAG, for and on the behalf of the client. Services provided by EAG shall be governed by the standard of practice for professional services measured at the time those services are rendered.

All information contained in this report is proprietary and limited to the scope of services, parameters of the analytical methods used, and the conditions present at the time of this inspection. Any references to quantities are considered estimates and are not to be construed as actual.

The provided survey was not destructive. Prior to any demolition or renovation, a comprehensive (possibly destructive) "Renovation Survey" is highly recommended.